



CITY OF CHARLESTON

# Planning Commission Agenda Package

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FOR THE MEETING OF :

**January 21, 2015 5:00PM 75 Calhoun St**

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CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

[www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc)

# CITY OF CHARLESTON PLANNING COMMISSION

## MEETING OF JANUARY 21, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, January 21, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

### DEVELOPMENT AGREEMENTS

- 1. West Bridge Rd (Long Savannah HPH - West Ashley) TMS# 3010000043, 042, 033, 057, 054 & 114** – approx. 299.0 ac. Request approval for a Development Agreement between the City of Charleston and HPH Properties, LP.  
Owner: HPH Properties, LP  
Applicant: SeamonWhiteside + Associates – Kurt Sandness
- 2. Bear Swamp Rd (Long Savannah - West Ashley) TMS# 3010000006** – approx. 1,220.94 ac. Request approval for a Development Agreement between the City of Charleston, Cuthbert Family Partnership, LP, Long Savannah Partners, LP and Long Savannah Land Company, LLC.  
Owner: Cuthbert Family Partnership, LP & Long Savannah Partners, LP  
Applicant: Long Savannah Land Company

### PLANNED UNIT DEVELOPMENT AMENDMENTS

- 1. West Bridge Rd (Long Savannah HPH - West Ashley) TMS# 3010000043, 042, 033, 057, 054 & 114** – approx. 299.0 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.  
Owner: HPH Properties, LP  
Applicant: SeamonWhiteside + Associates – Kurt Sandness
- 2. Bear Swamp Rd (Long Savannah - West Ashley) TMS# 3010000006** – approx. 1,220.94 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.  
Owner: Cuthbert Family Partnership, LP & Long Savannah Partners, LP  
Applicant: Long Savannah Land Company

### REZONINGS

- 1. 480 East Bay St (Peninsula) TMS# 4591304016** – approx. 1.03 ac. Request rezoning from 50/25 and WP Old City Height Districts to 55/30V Old City Height District. Zoned General Business (GB).  
Owner: Huguenot Square, LLC and Clouter Creek, Corporation  
Applicant: G. Trenholm Walker

2. **134 Cannon St (Peninsula) TMS# 4601104155** – 0.595 ac. Request rezoning from Limited Business (LB) to Planned Unit Development (PUD).  
Owner: Zion-Olivet United Presbyterian Church  
Applicant: Todd Richardson, RLA – Byers Design Group

## **SUBDIVISIONS**

1. **Bradham Rd (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. 13 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).  
Owner: TCH Bradham, LLC  
Applicant: Kevin Coffey – Lowcountry Land Development
2. **Arcadian Way & Colony Dr (Arcadian Heights – West Ashley) TMS# 4181500017, 039** – 1.78 ac. 5 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).  
Owner: Gary Lemel  
Applicant: Kevin Coffey – Lowcountry Land Development

## **ORDINANCE AMENDMENTS**

1. Request approval to amend the Zoning Ordinance of the City of Charleston, **Section 54-204.2, to change the definition of a temporary portable storage unit to include the trailer portion of a tractor trailer, boxcars, and shipping containers.**  
Contact: Lee Batchelder, Zoning Administrator
2. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by adding to Sec. 54-223 (a) thereof (Amusement and Recreation Services, AR Overlay Zone) a provision prohibiting sightseeing services by air and by amending Sec. 54-202 (d) and the zoning map so as to extend the AR Overlay Zone over the entire peninsula of the City.**  
Contact: Lee Batchelder, Zoning Administrator

## **MEMORANDUM OF UNDERSTANDING**

1. Request approval of the Riverland Drive Corridor Management Plan Memorandum of Understanding.

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

## **PRELIMINARY & FINAL PLATS**

1. **Heritage Oaks (James Island)** TMS# 3370000457. 4.0 ac. 18 lots. SR-3. Preliminary subdivision plat pending approval.
2. **Oak Bluff, Phase 1 (Cainhoy)** TMS# 2630002003, 2690000001, 002, 027. 12.06 ac. 33 lots. SR-1, RR-1. Preliminary subdivision plat pending approval.
3. **Tract B-2 & William E. Murray Blvd (West Ashley)** TMS# 3060000012, 933. 22.17 ac. 4 lots. GB. Final subdivision plat pending approval.
4. **Cainhoy Entrance Road, Phase 1 (Cainhoy)** TMS# 2620000008. 5.1 ac. PUD. Preliminary subdivision plat pending approval.
5. **Carolina Bay, Phase 20 (West Ashley)** TMS# 3070000009. 93.49 ac. 73 lots. SR-6. Preliminary subdivision plat pending approval.
6. **Twin Lakes, Phase 1 (Johns Island)** TMS# 3450000001. 29.35 ac. 40 lots. SR-1. Final subdivision plat pending approval.
7. **Ashley Park, Phase 6 (West Ashley)** TMS# 3060000132. 4.9 ac. 50 lots. DR-9. Preliminary subdivision plat pending approval.
8. **Essex Farms, Lot 7 (West Ashley)** TMS# 3090000262. 20.65 ac. 3 lots. PUD. Final subdivision plat pending approval.

## **ROAD CONSTRUCTION PLANS**

1. **Heritage Oaks (James Island)** TMS# 3370000457. 4.0 ac. 18 lots. SR-3. Road construction plans under review.
2. **Oak Bluff, Phase 1 (Cainhoy)** TMS# 2630002003, 2690000001, 002, 027. 12.06 ac. 33 lots. SR-1, RR-1. Road construction plans under review.
3. **Cainhoy Entrance Road, Phase 1 (Cainhoy)** TMS# 2620000008. 5.1 ac. PUD. Road construction plans under review.
4. **Carolina Bay, Phase 20 (West Ashley)** TMS# 3070000009. 93.49 ac. 73 lots. SR-6. Road construction plans pending approval.
5. **Parcel Q5, Phase 2 (Daniel Island)** TMS# 2750000155, 157. 3.0 ac. 3 lots. DI-TC. Road construction plans approved.
6. **Ashley Park, Phase 6 (West Ashley)** TMS# 3060000132. 4.9 ac. 50 lots. DR-9. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc).

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.

**CITY OF CHARLESTON  
PLANNING COMMISSION**

January 21, 2015

**Development Agreements 1-2 &  
Planned Unit Development Amendments 1-2 :**

**Long Savannah (West Ashley)**

**BACKGROUND**

The applicant is requesting approval for new Development Agreements and amendments to the Planned Unit Development (PUD) guidelines and Master Plans for Long Savannah. The original plans were adopted by City Council in 2008 and have not been amended since that time.

The original Development Agreements and PUD plans were adopted in a different economic climate and changes are being proposed to make the Long Savannah project feasible in today's economy. Notable changes include adjustments to the requirements and incentives for affordable/workforce housing, changes to the phasing of the infrastructure and residential construction, amendments to the design guidelines, and changes to the approvals process.

*Note: Proposed changes to the PUDs were outlined in detail and approved at the November 19, 2014 meeting of Planning Commission. A public hearing for both the PUDs and the Development Agreements will occur at a meeting of Charleston City Council on February 24, 2015, 5:00 PM, City Hall, 80 Broad Street.*

**STAFF RECOMMENDATION**

APPROVAL FOR EACH ITEM

# CITY OF CHARLESTON PLANNING COMMISSION

January 21, 2015

## Rezoning 1 :

### **480 East Bay St (Peninsula)**

#### **BACKGROUND**

The applicant is requesting approval for a change to the Old City Height District Overlay. The request proposes to rezone a portion of the existing 50/25 and WP districts to the 55/30V district. The subject property, located on the block bounded by East Bay Street, Charlotte Street and Washington Street, is zoned General Business (GB) and contains a one-story office/retail building, a one-story dry-cleaning business and an asphalt surface parking lot. Adjacent uses include office, retail, residential, container port operations, utility transformer yard, parking garage and residential. The property is surrounded by GB and HI (Heavy Industrial) zonings.

The urban block on which the subject property is situated, is split by the boundaries of three different height districts. The portion of the block that is in the 55/30V district contains two large office buildings in stark contrast to the one-story commercial buildings immediately next door on the subject property. The subject property is split by the 50/25 (allowing heights up to 50 feet) district and the WP (allowing heights up to 60 feet) district. The 55/30V district is intended to encourage a continuation of Charleston's urban traditions by providing incentive for development of street-level activity within FEMA Velocity Zones.

There are a handful of residential duplex and single-family buildings on the same block as the subject property, mainly fronting on Charlotte Street. These buildings are all two-story buildings. Changing the height district on the subject property will allow for a more consistent urban development pattern and provide opportunity to transition from existing higher heights to lower heights on adjacent blocks.

#### **CENTURY V CITY PLAN RECOMMENDATIONS**

The **Century V Plan** encourages appropriate infill and redevelopment within already urbanized areas. The Century V Plan map indicates the subject property is within an area designated as **Urban Core**. The Urban Core is the densest, most mixed-use portion of the City generally comprised of the central business district. The area of the peninsula surrounding the subject property consists of a wide variety of urban uses and building types and significant potential for urban infill. In areas where FEMA flood zones affect traditional urban development some regulatory flexibility is needed to encourage development that is appropriate to the context of the urban core.

#### **STAFF RECOMMENDATION**

APPROVAL

## Rezoning 1

480 East Bay St (Peninsula)

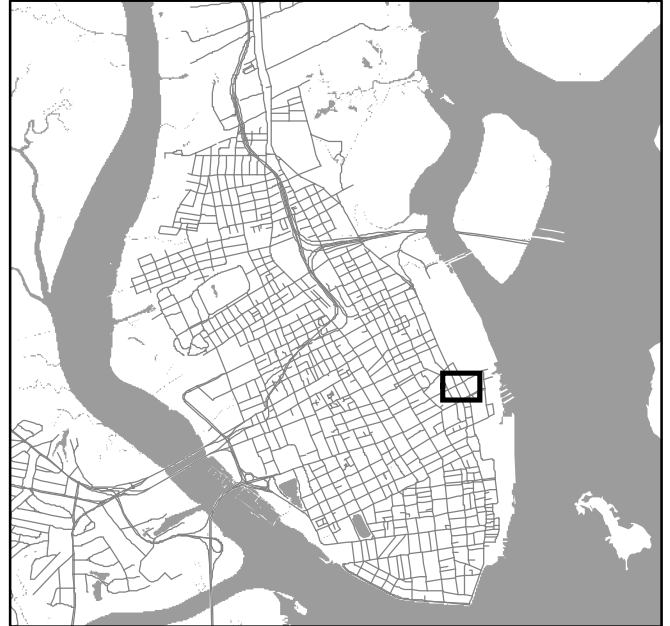
TMS# 4591304016

approx. 1.03 ac.

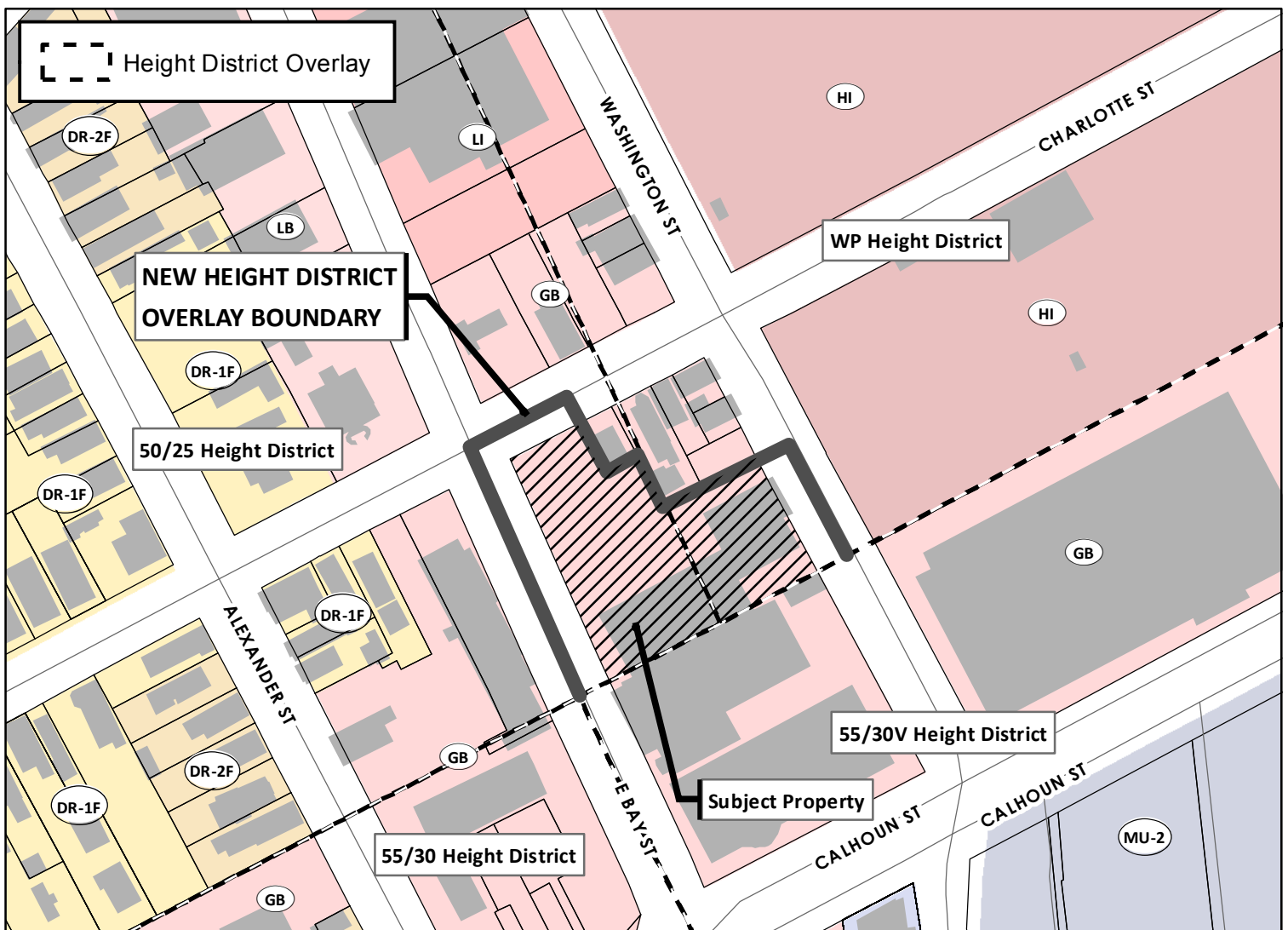
Request rezoning from 50/25 and WP Old City Height Districts to 55/30V Old City Height District.  
Zoned General Business (GB).

Owner: Huguenot Square, LLC and Clouter Creek, Corp  
Applicant: G. Trenholm Walker

## Area



## Location



**CITY OF CHARLESTON  
PLANNING COMMISSION**

January 21, 2015

**Ordinance Amendment 1 :**

Request approval to amend the Zoning Ordinance of the City of Charleston, **Section 54-204.2, to change the definition of a temporary portable storage unit to include the trailer portion of a tractor trailer, boxcars, and shipping containers.**

A full description of this item will be presented at the Planning Commission meeting.

**STAFF RECOMMENDATION**

APPROVAL

AN ORDINANCE

TO AMEND THE ZONING ORDINANCE OF THE CITY OF CHARLESTON, SECTION 54-204.2, TO CHANGE THE DEFINITION OF A TEMPORARY PORTABLE STORAGE UNIT TO INCLUDE THE TRAILER PORTION OF A TRACTOR TRAILER, BOXCARS, AND SHIPPING CONTAINERS.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS IN CITY COUNCIL ASSEMBLED:

**Section 1.** The Zoning Ordinance of the City of Charleston is hereby amended by addition to Section 54-204.2 the following underlined language which shall read as follows:

**"Sec. 54-204.2. - Restrictions on portable storage units; purpose and intent.**

a. **Definitions.**

Portable storage unit shall mean a transportable unit designed and used primarily for temporary storage of building materials, household goods, or other materials which is typically delivered and removed by truck. For the purposes of this section, the trailer portion of a tractor trailer, boxcars and shipping containers shall be considered a portable storage unit when used for the purposes of on-site storage in residential districts."

**Section 2.** This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_\_ day of \_\_\_\_\_ in the Year of Our Lord, 2015, in the 239<sup>th</sup> Year of Independence of the United States of America.

By:

\_\_\_\_\_  
Joseph P. Riley, Jr.  
Mayor, City of Charleston

ATTEST:

\_\_\_\_\_  
Vanessa Turner-Maybank  
Clerk of Council



**CITY OF CHARLESTON  
PLANNING COMMISSION**

January 21, 2015

**Ordinance Amendment 2 :**

*Note: This ordinance was given first reading approval by City Council in November 2014.*

Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by adding to Sec. 54-223 (a) thereof (Amusement and Recreation Services, AR Overlay Zone) a provision prohibiting sightseeing services by air and by amending Sec. 54-202 (d) and the zoning map so as to extend the AR Overlay Zone over the entire peninsula of the City.**

A full description of this item will be presented at the Planning Commission meeting.

**STAFF RECOMMENDATION**

APPROVAL

AN ORDINANCE

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY ADDING TO SEC. 54-223 (a) THEREOF (AMUSEMENT AND RECREATION SERVICES, AR OVERLAY ZONE) A PROVISION PROHIBITING SIGHTSEEING SERVICES BY AIR AND BY AMENDING SEC. 54-202 (d) AND THE ZONING MAP SO AS TO EXTEND THE AR OVERLAY ZONE OVER THE ENTIRE PENINSULA OF THE CITY.

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding to Sec. 54-223(a) thereof a prohibition on the use of land, buildings and structures in the Amusement and Recreation Services, AR Overlay Zone for the purpose of providing sightseeing services by air, so that hereafter, Section 54-223 (a) shall read as follows:

- a. In the Amusement and Recreation Services, AR Overlay Zone, land may be used and buildings or structures may be erected, altered or used for any purpose allowed by the underlying zoning district, except that the use of buildings, structures or land for the short term rental of amusement and recreational vehicles or for providing sightseeing services by air are prohibited.

Section 2. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by deleting subpart (d) of Sec. 54-202 and substituting in its place and stead a new subpart (d) to read as follows:

d. **Amusement and Recreation Services, AR Overlay Zone.** The AR Overlay Zone applies to all areas of peninsula section of the city as bounded by the Ashley River, the Cooper River and Charleston Harbor.

Section 3. Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by changing the Zoning Map, which is a part thereof, so that the boundaries of the AR Overlay Zone conform to the provisions of Section 2 of this ordinance.

Section 4. This Ordinance shall become effective upon ratification.

Ratified in City Council this \_\_\_\_ day of \_\_\_\_\_  
in the Year of Our Lord, 20\_\_,  
and in the \_\_\_\_<sup>th</sup> Year of the Independence of  
the United States of America

\_\_\_\_\_  
Joseph P. Riley, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Clerk of Council

**CITY OF CHARLESTON  
PLANNING COMMISSION**

January 21, 2015

**Memorandum of Understanding :**

Request approval of the Riverland Drive Corridor Management Plan Memorandum of Understanding. The plan recently created in collaboration between the Berkeley-Charleston-Dorchester Council of Governments, City of Charleston, Charleston County and Town of James Island, is intended to guide planning and development activities along the Riverland Drive corridor. Riverland Drive is a state-maintained, federally designated, scenic highway and runs through the jurisdictions of Charleston County and the City of Charleston.

Further details are included in the attached memorandum of understanding.

**STAFF RECOMMENDATION**

TO BE DETERMINED AND DISCUSSED AT THE MEETING

**Memorandum of Understanding  
Among  
The City of Charleston, the Town of James Island, and Charleston County,  
The Charleston Area Transportation Study (CHATS) Metropolitan Planning Organization (MPO),  
and the Berkeley Charleston Dorchester Council of Governments**

**WHEREAS**, the City of Charleston, the Town of James Island, Charleston County, the Charleston Area Transportation Study (CHATS) Metropolitan Planning Organization (MPO), and the Berkeley Charleston Dorchester Council of Governments (BCDCOG), herein referred to as the “Parties,” collectively desire to establish a multijurisdictional vision for the Riverland Drive Scenic Byway Corridor; and

**WHEREAS**, goals of the vision (the Riverland Drive Corridor Management Plan) include reversing negative physical and environmental impacts of the transportation infrastructure and future development; improving the transportation network as it relates to transportation facilities and proposed residential and non-residential development; producing quality urban design that enhances livability for the established residential neighborhoods, as well as newly proposed development; and

**WHEREAS**, the vision of the Riverland Drive Corridor Management Plan is to be accomplished through implementation actions stemming from the Riverland Drive Corridor Management Plan that addresses issues related to cultural and historic preservation, transportation/mobility, recreation, and environmental sustainability that provides clear guidance to state and local agencies, community stakeholders, the general public, and the private sector; and

**WHEREAS**, the Riverland Drive Corridor Management Plan builds on and coordinates with previous and ongoing planning and development activities from the public and private sectors, and community-based organizations; and

**WHEREAS**, the Riverland Drive Corridor Management Plan identifies strategies and provides the basis for setting priorities to achieve desired outcomes that can protect and enhance the Riverland Drive Corridor area towards a more sustainable, livable, and vital part of the region, serving both existing communities and new growth;

**NOW, THEREFORE, IN RECOGNITION OF THE FOREGOING**, the Parties hereby jointly understand, agree and commit as follows:

**A.** To formally establish the *Riverland Drive Scenic Byway Committee* as an ongoing forum for communication and collaborative planning and implementation activities among local, regional and state agencies for the long-term health and vitality of the Neck area. The *Riverland Drive Scenic Byway Committee*, as through the support of the BCDCOG, shall develop an operating agreement for communication and coordination protocols and establish a regular meeting schedule and means of affirming commitments, sharing information, reporting progress and celebrating accomplishments.

**B.** That the *Riverland Drive Scenic Byway Committee* membership shall include, at a minimum, the City of Charleston, Town of James Island, Charleston County, CHATS, BCDCOG, South Carolina Department of Transportation, Charleston Museum, and the James Island Public Services District, with coordination and convening responsibility lying with the BCDCOG.

**C.** To work in partnership to protect and maintain the cultural resources and environmental conditions for the benefit of everyone in the Riverland Drive Scenic Byway.

**D.** To supplement the vehicular road network in the Riverland Drive Corridor area with an interconnected non-motorized transportation network offering clearly defined, convenient and safe travel options linking origins and destinations within the Riverland Drive Corridor area and to adjacent areas.

**E.** To enhance and establish attractive and safe transportation options serving the Riverland corridor area and increasing travel choices available to people of all means and abilities.

**F.** To preserve the character and culture of existing residential neighborhoods in the Riverland Drive Corridor area by limiting the negative impacts of gentrification, displacement of existing residents, and environmental pollution.

**G.** To continue working to improve neighborhood safety and expand opportunities for residents' access to open space, parks and natural resources in order to promote a healthy living environment and high quality of life in the area.

**H.** That this Memorandum of Understanding may be revised from time to time as circumstances warrant, and may be amended only in writing and signed by all Parties to indicate concurrence of the City of Charleston, the Town of James Island, Charleston County, CHATS, and the BCDCOG.

**I.** That any party may withdraw unilaterally and without cost or expense from the MOU by giving sixty days (60) advance notice to all other signatory parties.

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Name (signature)

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Date

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Title

**City of Charleston**

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Name (signature)

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Date

Title

**Town of James Island**

\_\_\_\_\_  
Name (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Charleston County**

\_\_\_\_\_  
Name (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Charleston Area Transportation Study (CHATS)**

\_\_\_\_\_  
Name (signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Berkeley Charleston Dorchester Council of Governments**

**CITY OF CHARLESTON  
PLANNING COMMISSION**

January 21, 2015

**REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

**PRELIMINARY & FINAL PLATS**

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**ROAD CONSTRUCTION PLANS**

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